143.0	0002	0011.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	733,100 /	733,100
					USE VALUE:	733,100 /	733,100
					ASSESSED:	733,100 /	733,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		STEVENS TERR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MC CONNELL ROBERT K JR
Owner 2:	
Owner 3:	
Street 1:	14 STEVENS TERR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,220 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1938, having primarily Wood Shingle Exterior and 1772 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5220.000	271,800		461,300	733,100
Total Card	0.120	271,800		461,300	733,100
Total Parcel	0.120	271,800		461,300	733,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 413.78 | /Parcel: 413.7

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	92508
GIS Ref	
GIS Ref	
Insp Date	04/20/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 143.0-0002-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	271,800	0	5,220.	461,300	733,100	733,100	Year End Roll	12/18/2019
2019	101	FV	236,700	0	5,220.	432,400	669,100	669,100	Year End Roll	1/3/2019
2018	101	FV	215,400	0	5,220.	357,500	572,900	572,900	Year End Roll	12/20/2017
2017	101	FV	215,400	0	5,220.	328,700	544,100	544,100	Year End Roll	1/3/2017
2016	101	FV	215,400	0	5,220.	299,800	515,200	515,200	Year End	1/4/2016
2015	101	FV	210,100	0	5,220.	294,100	504,200	504,200	Year End Roll	12/11/2014
2014	101	FV	210,100	0	5,220.	273,300	483,400	483,400	Year End Roll	12/16/2013
2013	101	FV	210,100	0	5,220.	260,000	470,100	470,100		12/13/2012

!11080!

PRINT

Date	Time
12/11/20	01:17:22

LAST REV

Date	Time
05/14/18	10:42:51
apro	
11080	

USER DEFINED

Prior Id # 1:	92508
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	939-184		9/6/1980		13,541	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
4/20/2018	MEAS&NOTICE	CC	Chris C
2/3/2009	Meas/Inspect	372	PATRIOT
11/23/1999	Mailer Sent		
11/16/1999	Measured	264	PATRIOT
12/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5220		Sq. Ft.	Site		0	80.	1.10	9									461,281						461,300	

Total AC/HA:	0.11983	Total SF/SM:	5220	Parcel LUC:	101	One Family	Prime NB Desc:	Brackett	Total:	461,281	Spl Credit		Total:	461,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	97 - Tudor		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:			
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1938	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.34133530
Const Adj.:	0.98990101
Adj $ / SQ:	165.974
Other Features:	78500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	393913
Depreciation:	122113
Depreciated Total:	271800

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	1

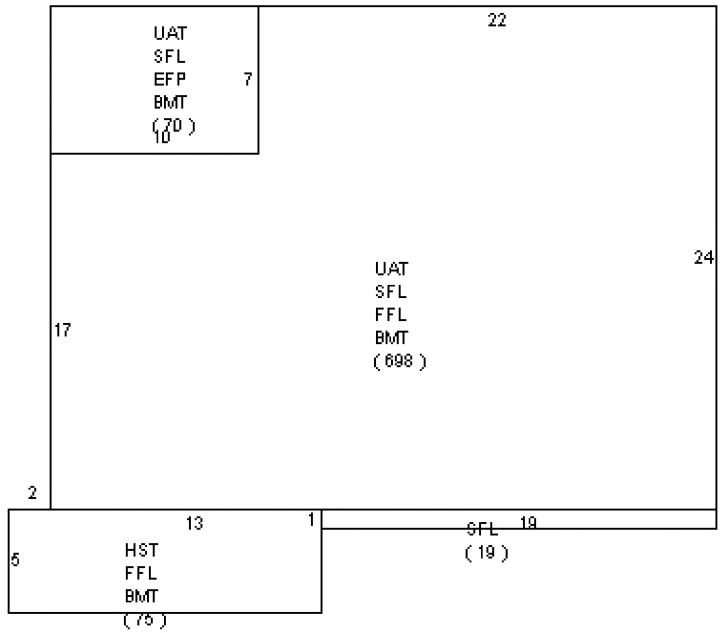
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	M
Totals			
1	7	4	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	843	54.570	46,004
FFL	First Floor	773	165.970	128,298
SFL	Second Floor	708	165.970	117,559
UAT	Upper Attic	192	66.390	12,747
EFP	Enclos Porch	70	65.450	4,582
HST	Half Story	38	165.970	6,224
	Net Sketched Area:	2,624	Total:	315,414
Size Ad	1518.8000	Gross Are	3316	FinArea 1772

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	F	
SFL	90				

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	165.97
Special Features:	0	Val/Su Net:	103.58
Final Total:	271800	Val/Su SzAd	178.96

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

143.0-0002-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: